**Minutes**

**Emerald Plantation Master Association, Inc.**

**June 13, 2022**

**Attendees:** Lydia Lewis, Darcel Browning, Annamarie Mead, Bruce Paetzold, Frank Salvo, Samantha Gomez, Donna Grady, Sandy Helms and guest: Maurice (Mauri) Galey.

Lydia called the meeting to order and welcomed Mauri. Minutes to the April 11, 2022, Annual Meeting, May 7, 2022 and May 16, 2022 were approved.

Darcel gave the following report:

May 31, 2022

Reserve Fund held in Money Market $101,398.40

Operating Fund (Checking Account) $ 22,016.70

Outstanding dues > 90 days $ 535.20

Darcel reported the new CPA firm has not given her a report in two months. She has a meeting scheduled with the person in charge, on June 14 and an up-to-date report will be given at the next Board meeting.

Invoices for the next quarter will be mailed by the CPA firm, Wednesday, June 15th, instead of sending via internet. Special attention will be made to be sure all homeowners are aware of the name and address of the CPA firm.

**Committee Reports:**

**Social:** Annamarie Mead suggested that we plan a parade in the neighborhood for the 4th of July. Discussion followed – she will send out on our Face Book page a poll to see if we will have enough participation since we may not have enough time this year to prepare. The Board responded that if there is not enough time this year then perhaps it can be done in 2023. She also asked for volunteers to serve on the Social Committee.

**Gate:** No report

**Pool:** Lydia reported that the pool will remain open this year until 8:00 PM. All homeowners need to be sure they bring their pool passes. She also advised **NO SMOKING** signs will be posted around the inside of the gates to the pool. The rules are: no smoking inside the gates, smoking is permitted outside of the gate. We continue to have a “duck” problem at the pool. It has to be cleaned every day and shocked with extra chemicals. Lydia will place a decoy owl somewhere near the pool to discourage the ducks.

**ACC Committee:** Frank reported that one owner is adding on a sunroom. All paper work has been completed – all permits approved. Construction will begin shortly. No other report.

**Boat Storage:** There was a sink-hole in the Boat Storage area - Sixtos filled in the hole and covered with gravel. It has been requested that a place be designated to build a Kayak Rack. There are many homeowners who have kayaks but no place to store them, especially in the Townhouses. Donna Grady will chair a committee to explore the possibility of building and installing a kayak rack, the cost, space, etc. and report back to the Board at the next meeting.

**Landscaping/Contracts:** Samantha reported that she had discussed with Sixtos four trees on Plantation Drive that need to be trimmed.

**Old Business:** Bruce gave a report on the two fountains and the aerator. Bruce fixed one fountain that is now operating – he moved the aerator down the canal and the second fountain is being repaired and hopefully will be running shortly. We still have a lot of duckweed in the Canal. Mauri Galey volunteered to do some additional research to see if we can treat the duckweed safely and report back to the Board.

**New Business:** Lydia reported that at the Annual Meeting in May, several members asked that the Board to explore the possibility of putting a side gate so homeowners could go into the shopping center through the side parking lot rather than having to walk through the out gate, down the street into the Shopping Center. It would require a new gate to be installed. Bruce reported that three vendors had been contacted and the best price was given by Estimate Sideline Repair, Gene Stancil, owner: price $1,884.60. After much discussion a motion was made and approved that a gate be installed with a passcode requirement, same as the entrance gate. Lydia expressed the importance of maintaining complete security and a camera will be turned from the Gate House that will identify any abuse, etc. She also stressed that the gate have a spring so the gate cannot remain open. Darcel was given the quote and asked that a work order be made out for the installation of the new gate.

No further business, meeting was adjourned.